

2011 Council Study Issue

CDD 10-06 Toolkit for Commercial/Residential Mixed Use Development

Lead Department Community Development

History **1 year ago** Above the line **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

In recent years, staff has reviewed development projects and received requests for more information on the potential for mixed-use developments at key transit locations around the city. In November 2008, the Council adopted the Mixed-use Combining District (MU) under Title 19 to address mixed-use projects located in medium and high-density residential zones. However, mixed-use development standards are yet to be developed for non-residential zoned sites.

The study would result in Mixed-Use Development criteria that would provide guidance to the decision-makers, staff and the development community on what would be considered appropriate for these types of developments. Examples of criteria would be site specific density analyses, massing and height studies, analysis of constraints to future development under current zoning standards, selection of parking standards in areas served by transit, market feasibility analyses, site and architectural design analyses for mixed-use, open space solutions, site planning coordination for vehicle, pedestrian and bicycle use, and access to transit. Possible locations to be considered are those with close proximity to transit, such as Downtown and the El Camino Real corridor.

The study would include an analysis of various Transit Oriented Development standards and principles, and review of Smart Growth and green building objectives. The study could be coordinated with the update of the Land Use and Transportation Element Update and Climate Action Plan. Included would be analysis of appropriate commercial development square footage for mixed use, especially along El Camino Real. It would also help the City meet future regional goals related to SB 375.

The analysis may also help with proposing development guidelines and standards to ease the concern over administrative review of multi-family projects, which is a proposed action in the Housing and Community Revitalization Sub-element.

This study issue was the highest ranked item from 2010, but was delayed due to the cost necessary for a consultant (estimated to be approximately \$350,000). As a result, the Medical Marijuana Dispensary study issue was raised above the line, and this item was deferred.

2. How does this relate to the General Plan or existing City Policy?

LAND USE AND TRANSPORTATION ELEMENT

Goal R1: Protect and sustain a high quality of life in Sunnyvale by participating in coordinated land use and transportation planning in the region.

Policy R1.3: Promote integrated and coordinated local land use and transportation planning.

Promote integrated and coordinated local land use and transportation planning.

Policy R1.10: Support land use planning that complements the regional transportation system.

Action Statement R1.10.2: Support alternative transportation services, such as light rail, buses and commuter rail through appropriate land use planning.

Action Statement R1.10.3: Encourage mixed uses near transit centers.

3. Origin of issue

City Staff Staff

4. Staff effort required to conduct study Moderate

5. Multiple Year Project? Yes Planned Completion Year 2011

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan?	No
Does this issue require review by a Board/Commission?	Yes
If so, which?	Planning Commission
Is a Council Study Session anticipated?	Yes

7. Briefly explain cost of study, including consultant hours, impacted budget program, required budget modifications, etc. and amounts if known.

Study would be covered with 234 Planning operating budget. Major cost is over 300 staff hours. In addition, staff estimates approximately \$350,000 for consultants to provide the necessary study and documents to address this issue.

8. Briefly explain potential fiscal impact of implementing study results (consider capital and operating costs, as well as potential revenue).

Due to the extensive nature of the study it is desirable to supplement the operating budget with technical assistance for design services. Staff proposes that this supplemental support could occur with grant funding, such as through ABAG's Technical Assistance Program (TAP) or other grant sources. Estimated cost would be between \$25,000-50,000.

9. Staff Recommendation

Staff Recommendation For Study

If 'For Study' or 'Against Study', explain

This was the number one ranked item in 2009, and is still an important need for the City. Staff recommends for this study, but make it a revenue-dependent work item. Staff continues to make applications for different grants in order to reduce the cost of the study to the City. There is currently one grant application pending.

The intent of the study stems from the greater interest in commercial/residential mixed use, and recent State law changes related to transit-oriented development (SB 375 Greenhouse Gas Emissions Reduction). Recent City mixed-use regulations allow commercial uses as part of residential projects, but do not address mixed use projects in commercial zones. A good example of when these types of guidelines will be useful is in considering possible mixed use projects along El Camino Real, especially at nodes


and auto dealer properties. This study issue would provide policy and design guidance for future developments located in Priority Development Areas.

Reviewed by


Department Director

10/27/10
Date

Approved by


City Manager

10-29-10
Date